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Joseph R. Ballirano, Esq.

TOWN OF JOHNSTON PLANNING BOARD

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Tuesday, August 6, 2013, 6:00 p.m.

Johnston Senior Center, 1291 Hartford Ave., Johnston, RI 02919

MINUTES

The Planning Board of the Town of Johnston held their regular meeting at 6:00 p.m. on Tuesday, August 6, 2013, at the Johnston Senior Center, 1291 Hartford Ave.

I. **Call to Order & Roll Call**

The meeting was called to order at 6:03 p.m. Quorum present for the Board: Lauren Garzone, Chair; Peggy Passarelli, Christine Cunneen, Lori A. Pezzullo and John Laurito. Absent: Mohamad Sasa and Al Cournoyer

Also present for the Town: Joseph R. Ballirano, Planning Board Solicitor, Pamela Sherrill, Administrative Officer, Ben Nascenzi, Building Official and Holli Stott, Planning Clerk.

II. **Approval of Minutes**

Ms. Passarelli made the motion to accept the minutes of the July 9, 2013 Planning Board meeting. Mr. Laurito seconded the motion. A voice vote was taken; all in favor.

Mr. Laurito made the motion to suspend the rules and hear the petition for Green Earth Avenue to be heard first. Ms. Cunneen seconded the motion. A voice vote was taken; all in favor.

III. **Public Hearings – None**

IV. **New Business**

Green Earth Ave – Auto Parts Southwest, LLC

PB '13-15

Advisory Opinion to Town Council on Zoning Map Change for AP 31/Lots 66, 67, and 68 currently zoned Light Industrial to Industrial and Zoning Text Change for Table of Use Regulations Subsection 9. Service Business proposed new use: Automotive Recycling Facility. RIRRC owner (Lakeside Commerce Park); Auto Parts Group Southwest, LLC, applicant.

Mr. Andrew Teitz, attorney for the applicant and behalf of Rhode Island Resource Recovery, was sworn in and he explained to the board that they are here tonight to request an advisory opinion for a zoning map and text change. Mr. Teitz explained to the board that the company he is representing called Schnitzer and what they actually entail. Schnitzer's Pick N' Pull is a

new vision of recycling automobiles. The cars are brought in and drained from all their fluids, mercury switches and batteries are removed then placed in rows so that customers can fit in between and access the part to the cars if needed either the customer can pull the parts themselves or they can pay someone from Schnitzer to pull it for them at an extra charge. After the cars have been in these rows for over 90 days they are then transported to a certain area to remove any parts that might be left over including transmission and engine. The remainder of the car is crushed and trucked off site. Mr. Teitz also gave a description of the surrounding properties and what permits from DEM that will need to be obtained prior to opening. In testimony he indicated how the requested zone map and text changes are consistent with the comprehensive plan.

Mr. Todd Greene, from GZA was sworn in and he explained to the board all the different types of permits needed by DEM.

Ms. Cunneen made the motion for a favorable recommendation of the zoning map change. Mr. Laurito seconded the motion. A voice vote was taken; all in favor.

Ms. Pezzullo made a motion for a favorable recommendation of the zoning text change. Ms. Cunneen seconded the motion. A voice vote was taken; all in favor.

9 Niverville Street-Simas

PB'13 - 15

Advisory Opinion to Town Council, 9 Niverville St., AP 22/Lot 230 for Gary Simas, owner/applicant, for private easement for construction of 162 +/- linear feet of sewer through a paper street section of Antwerp Street to the existing sewer on Marne Street.

Gary Simas, owner of the property, was sworn in and he explained to the board that he would like to obtain a private easement to hook up a sewer line. Ms. Cunneen asked Mr. Simas how it will now work with the sewage and he explained that he currently has a cesspool and when he connects to the sewer he will be going from the back of the house to the next street down if approved.

Ms. Sherrill clarified for the record that the deed book will read book 1308 page 129 before it goes to Town Council.

Mr. Laurito made a motion for a favorable recommendation to the Town Council. Ms. Cunneen seconded the motion. A voice vote was taken; all in favor.

Ms. Laurito made a motion to include the Town Planner's memo into the record. Ms. Cunneen seconded the motion. A voice vote was taken; all in favor.

V. Old Business

Johnston Comprehensive Plan Rewrite

PB'13 - 10

Status of Chapter 10 - Implementation Plan (2009 Comprehensive Plan)

Ms. Sherrill, Town Planner, explained to the board that she reviewed Chapter 10 and its 249 action items. Ms. Sherrill went over how many building permits for commercial and residential development since the comprehensive plan has come into play, including the fire station, library, courthouse, rec. department and new boilers and furnaces in the Town Hall, high school and police department. Ms. Sherrill identified some areas that may not be worthy of implementation: First is to revise zoning to reflect current development patterns. Second, to revise zoning for multi family and comprehensive permits. Depending on public input, it may be

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worthy to revise mixed use or village zoning for areas of Putnam Ave, George Waterman Rd, Greenville Ave, Killingly Street, Hartford Avenue and Plainfield Street that was developed with mixed uses prior to the designation of B1 and B2 zones that prohibit residential use.

The planner indicated that the schedule calls for a two-day public workshop for input into what residents value and what they want to change. Preliminary work has begun to assemble a list of stakeholders to be invited, with the general public, to the meetings.

VI. **Administrative Report & Special Items** – none

VII. **General Business** - none

VIII. **Adjournment**

Ms. Pezzullo made the motion to adjourn at 7:01 p.m. Ms. Cunneen seconded the motion. A voice vote was taken; all in favor.

Peggy A. Passarelli
SECRETARY